

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** May 27, 2010

**TO:** Jane McCarter, Project Manager  
Land Use Review

**FROM:** Pat Giglio, Planner<sup>76</sup>  
Community Planning

**SUBJECT:** CMPT 2008-0016 & SPMI 2010-0012 T-Mobile at Baha'i Center,  
3rd Referral

The applicant, T-Mobile Northeast, is requesting a Commission Permit and Minor Special Exception to locate six (6) telecommunication panel antennas within three "concealment canisters" on the roof of the Baha'i Center, located at 21415 Cardinal Glen Circle in Sterling. The proposed telecommunication antennas will be located on the upper roof of the building and will be elevated approximately six and one-half feet above the parapet wall on metal sleds (prefabricated supports) which will be anchored to the roof. The applicant will wrap the proposed antennas in a "concealment canister" constructed of fiberglass which will be painted light gray to blend with the building and sky. The subject site is zoned Residential-4 (R-4) and is governed under the provisions of the Revised 1993 Zoning Ordinance.

Staff has reviewed the most recent submittal dated May 6, 2010. Staff finds that the submitted materials adequately address and clarify issues raised in the second referral regarding the design and visual impact of the proposed antennas on the adjacent roadways and homes. Based on the submitted photo-simulations the form, design and color of the proposed "concealment canisters" appear to blend with the modern design of the existing building and mitigate the visual impact of the proposed antennas on the surrounding area. Staff recommends that a note be included on the drawings to specify the color (light grey) of the proposed antennas and mounting systems to ensure that they blend with the architecture of the building and the skyline.


Staff finds that the application is in conformance with the general location and design policies outlined in the Revised General Plan and Strategic Land Use Plan for Telecommunications Facilities. Staff supports approval of the application.

CC: Julie Pastor, AICP, Director, Planning  
John Merrithew, AICP, Assistant Director, Planning

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** April 20, 2010

**TO:** Jane McCarter, Project Manager  
Land Use Review

**FROM:**  Pat Giglio, Planner  
Community Planning

**SUBJECT:** CMPT 2008-0016 & SPMI 2010-0012 T-Mobile at Baha'i Center,  
2<sup>nd</sup> Referral

**BACKGROUND**

The applicant, T-Mobile Northeast, is requesting a Commission Permit and Minor Special Exception to locate six (6) telecommunication panel antennas on the roof of the Baha'i Center, located at 21415 Cardinal Glen Circle in Sterling. The proposed telecommunication antennas will be located on the upper roof of the building and will be elevated approximately 10 feet above the parapet wall on metal sleds (prefabricated supports) which will be anchored on the roof. The applicant has revised the design concept for the proposed antennas to wrap them within a "concealment canister", no details have been provided regarding the materials or color for the proposed canisters. The proposed "concealment canisters" will be visible above the roof line of the building from adjacent roadways and homes. The subject site is zoned Residential-4 (R-4) and is governed under the provisions of the Revised 1993 Zoning Ordinance.

Staff has reviewed the most recent submittal dated March 25, 2010. Staff finds that the submitted materials adequately address and clarifies issues raised in the first referral regarding signal propagation and the need for the proposed telecommunications site. However, the design and visual impact of the proposed antennas remains an outstanding issue.

**COMPREHENSIVE PLAN CONFORMANCE**

The site is located in the Potomac Community within the Suburban Policy Area and is governed under the policies of the Revised General Plan (the Plan). The Revised General Plan designates this area for Residential uses (Revised General Plan, Chapter 7, Planned Land Use). The proposed use is specifically

governed under the policies of the Strategic Land Use Plan for Telecommunications Facilities (Telecommunications Plan).

### OUTSTANDING ISSUE

The Telecommunications Plan calls for design standards to mitigate the visual impacts of commercial public telecommunications facilities so as to "blend with the natural and built environment of the surrounding area" (*Telecommunications Plan, Countywide Visual Impacts, Policy 1*). The Plan directs that specific attention be paid to issues pertaining to the setting, color, lighting, materials, and architecture to mitigate the potential visual impact of telecommunication facilities on the surrounding area. (*Telecommunications Plan, Countywide Visual Impacts, Policy 2*).

The applicant in response to staff's concerns in the first referral regarding the overall visual impact of the proposed antennas has consolidated the proposed antennas into two locations on the upper roof. The proposed antennas are wrapped within a "concealment canister" which is attached to a metal sled and is elevated approximately 10 feet above the parapet wall. No details have been provided regarding the materials or color for the proposed concealment canisters. Staff requests that the applicant provide additional details pertaining to the proposed design and coloration of the concealment canisters. Additionally the submission of photo-simulations depicting the proposed concealment canisters would be beneficial to visualize how the proposed structures would appear in relation to the existing building and views from adjoining residential properties. Staff is unaware of any other locations within the County where concealment canisters have been utilized to mask telecommunication antennas. In the majority of recent legislative applications brought before the County for the collocation of telecommunication antennas on existing buildings, the antennas have been flush-mounted on the walls of building below the roofline or located behind parapet and/or screen walls to hide the telecommunication equipment and create a stealth design which blends with the architecture of the buildings.

Staff finds that the proposed antenna concealment canisters will be a prominent feature on the building and may detract from the overall visual quality of the building as well as create a negative visual impact on the surrounding residential areas. Staff requests additional information and photo-simulations to further evaluate the visual impact of the proposed antennas and their ability blend with the architecture of the building and surrounding built environment.

***Staff finds that the proposed antenna concealment canisters will be a prominent feature on the building and may detract from the overall visual quality of the building. Staff requests additional information and photo-simulations to further evaluate the visual impact of the proposed antennas and their ability blend with the architecture of the building and surrounding built environment.***

## **RECOMMENDATIONS**

The Strategic Land Use Plan for Telecommunications Facilities supports the collocation of antennas on existing tall structures in order to limit the proliferation of telecommunication sites. The Telecommunication Plan also calls for design standards to mitigate the visual impacts of commercial public telecommunications facilities so as to blend with the natural and built environment of the surrounding area.

Staff finds that the location of the proposed antennas on an existing tall structure is supported by the policies of the Plan, however further evaluation of the visual impact of the proposed antennas is recommend. Staff finds that the proposed antenna concealment canisters will be a prominent feature on the building and may detract from the overall visual quality of the building as well as create a negative visual impact on the surrounding residential areas. Staff requests additional information and photo-simulations to further evaluate the visual impact of the proposed antennas and their ability blend with the architecture of the building and surrounding built environment.

CC: Julie Pastor, AICP, Director, Planning  
Cindy Keegan, AICP, Program Manager, Community Planning-via email

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** March 4, 2009

**TO:** Jane McCarter, Project Manager  
Land Use Review

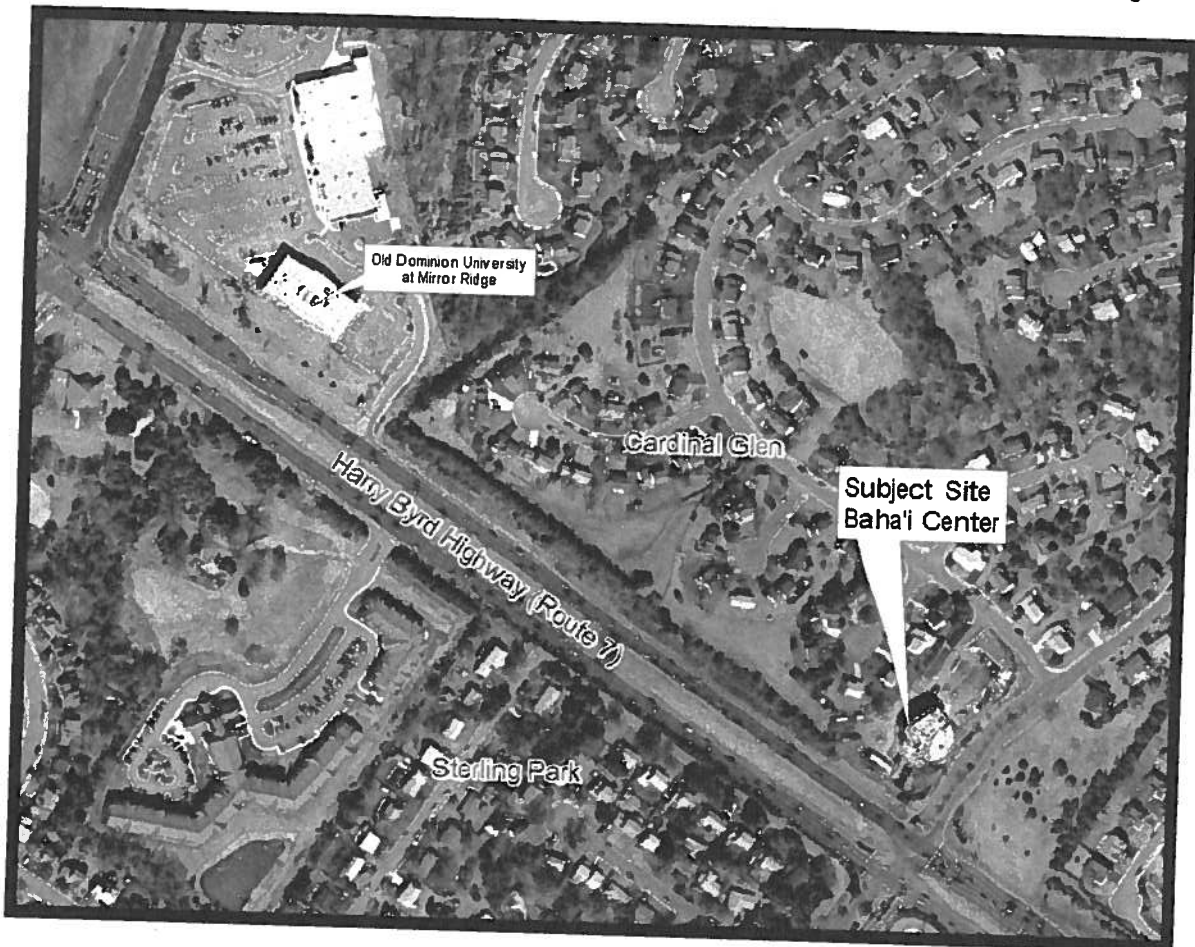
**FROM:** Pat Giglio, Planner  
Community Planning

**SUBJECT:** CMPT 2008-0016, T-Mobile at Baha'i Center

**BACKGROUND**

The applicant, T-Mobile Northeast, is requesting a Commission Permit to locate six (6) telecommunication panel antennas mounted on sleds and two (2) equipment cabinets on the roof of the Baha'i Center, located at 21415 Cardinal Glen Circle in Sterling. The Baha'i Center is an irregular shaped, 3-story, modern contemporary design building which is approximately 39 feet in height and terminates in a series of flat roofs with low parapet walls. The proposed telecommunication antennas will be located on the upper roof of the building and will be elevated 7 to 11 feet above the parapet wall on metal sleds (prefabricated supports) which will be anchored on the roof. The antennas and sleds will be painted to match the color of the building and will be visible above the roof line of the building.

The subject site is surrounded by the residential subdivisions of Cardinal Glen, Richland Acres and Sterling Park; and has road frontage on Harry Byrd Highway (Route 7). The subject site is zoned Residential-4 (R-4) and governed under the provisions of the Revised 1993 Zoning Ordinance. In accordance with the Revised 1993 Zoning Ordinance, a Commission Permit is required when a public utility or public service facility is constructed to determine if the general location, character, and extent of the proposed use is in substantial accord with the Comprehensive Plan. A Minor Special Exception will also be required for the proposed use within the zoning district. The installation of the proposed antennas and associated equipment on the existing building requires no land disturbance or impact on any aspects of the Green Infrastructure as outlined in the Revised General Plan.



## COMPREHENSIVE PLAN CONFORMANCE

The site is located in the Potomac Community within the Suburban Policy Area and is governed under the policies of the Revised General Plan (the Plan). The Revised General Plan designates this area for Residential uses (Revised General Plan, Chapter 7, Planned Land Use). The proposed use is specifically governed under the policies of the Strategic Land Use Plan for Telecommunications Facilities (Telecommunications Plan).

## ANALYSIS

### A. LOCATION POLICIES

The Telecommunication Plan policies establish a hierarchy of preferred locations for new commercial public telecommunication facilities in the Suburban Policy Area. The County's first preference for new telecommunication facilities is collocation on existing buildings, towers, monopoles, water tanks, overhead utility transmission line structures and other tall structures to minimize the need for new structures (*Telecommunications Plan, Countywide Location Policies, Policy 1*). Except for areas where towers or monopoles are permitted by right, an applicant for a new commercial telecommunication facility must demonstrate to the County that location on an existing tall structure greater than 50 feet in height is not

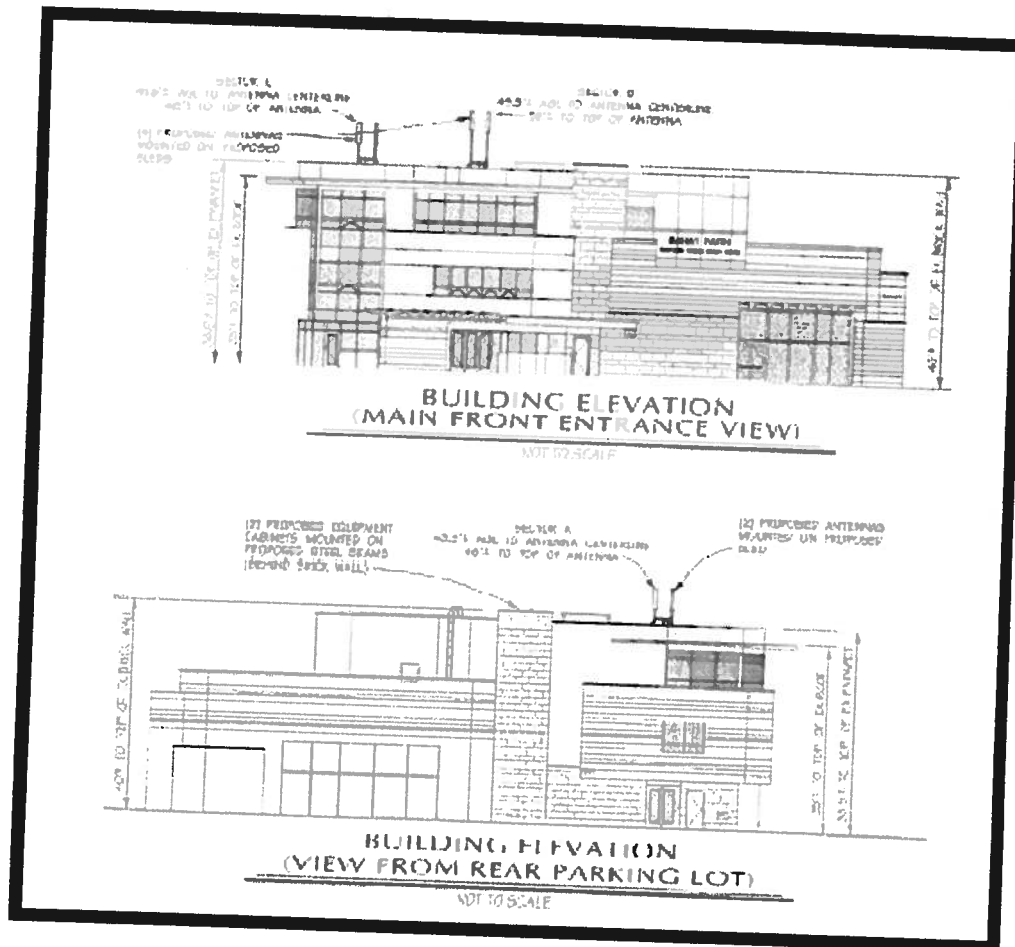
feasible within a one-mile radius of the proposed site in the Suburban Policy Area (*Telecommunications Plan, Countywide Location Policies, Policy 5*). If it is determined that it is not feasible to locate on existing tall structures for physical, economic or technical reasons the County prefers that new telecommunication facilities be located in planned industrial, commercial and employment areas where they are the most compatible with the surrounding land uses (*Telecommunications Plan, By-Right Uses, Policy 2*).

The proposed site was selected by the applicant to provide improved wireless coverage along segments of Route 7 as well the surrounding area. While the construction of a new telecommunication facility on top of the existing building may be justified to provide coverage to the area, the applicant has not demonstrated that telecommunication antennas could not be located on existing tall structures within the vicinity of the subject site, most notably the Old Dominion University Building at Mirror Ridge, where telecommunication facilities currently exist. The three-story, Old Dominion University Building is located on a small ridge within a commercial/retail center less than 1,600 feet (.3 miles) northwest of the subject site. A series of existing sled-mounted panel antennas are located along the roof of the structure, similar to those being proposed on the Baha'i Center. The County's preference is to collocate telecommunication antennas on existing facilities wherever possible in order to control the proliferation of telecommunication sites and to mitigate their visual impact on the surrounding area (*Telecommunications Plan, Countywide Location Policies, Policy 1*).

***The application proposes the installation of telecommunication equipment on the roof of the Baha'i Center, an existing tall structure, in accordance with Plan policy, however an existing building with roof top telecommunication facilities, Old Dominion University Building at Mirror Ridge, is located in close proximity to the subject site. Staff requests that the applicant provide additional information to demonstrate that collocation on the roof of the Old Dominion University Building at Mirror Ridge is not feasible in order to control the proliferation of telecommunication sites and to mitigate the visual impact of the proposed facility on the surrounding area. If collocation is not possible, the following issues should be addressed.***

## **B. DESIGN GUIDELINES AND VISUAL IMPACT**

The Telecommunications Plan calls for design standards to mitigate the visual impacts of commercial public telecommunications facilities so as to "blend with the natural and built environment of the surrounding area" (*Telecommunications Plan, Countywide Visual Impacts, Policy 1*). The Plan directs that specific attention be paid to issues pertaining to the setting, color, lighting, topography, materials, and architecture to mitigate the potential visual impact of



telecommunication facilities. Antennas and other telecommunication devices should be neutral in color to blend with the background, unless specifically required by the FAA to be painted or lighted otherwise (*Telecommunications Plan, Countywide Visual Impacts, Policy 2*). Accessory structures and equipment buildings should also blend with the surrounding environment through the use of appropriate color, texture of materials, scale, landscaping, and visual screening (*Telecommunications Plan, Countywide Visual Impacts, Policy 3*).

The application includes drawings depicting how the six (6) telecommunication panel antennas mounted on sleds and two (2) equipment cabinets will appear in association with the existing building. The proposed telecommunication antennas will be elevated 7 to 11 feet above the parapet wall of the building on metal sleds. In accordance with Plan policies, the applicant has proposed painting the proposed antennas and sleds to match the color of the building in order to better camouflage the proposed telecommunication facility, however due to their height the proposed antennas will be silhouetted above the roofline of the building. In the majority of recent legislative applications brought before the County for the collocation of telecommunication antennas on existing buildings, the antennas have been flush-mounted on the walls of building below the roofline or located



behind parapet and/or screen walls to hide the telecommunication equipment and create a stealth design which blends with the architecture of the buildings. Staff finds that the proposed antennas will be a prominent feature on the building and will detract from the overall visual quality of the building as well as create a negative visual impact on the surrounding residential areas. Staff recommends that the applicant consider a flush-mount or other stealth design to better blend the appearance of the proposed antennas with the architecture of the building and to mitigate the visual impact on the surrounding area.

***Staff finds that the proposed antennas will be a prominent feature on the building and will detract from the overall visual quality of the building as well as create a negative visual impact on the surrounding residential areas. Staff recommends that the applicant consider a flush-mount or other stealth design to better blend the appearance of the proposed antennas with the architecture of the building and to mitigate the visual impact on the surrounding area.***

### **C. SAFETY AND HEALTH POLICIES**

Plan policies state "an applicant or its successors shall remove all unused structures and facilities from a commercial public telecommunications site, including towers and monopoles, within 90 days of cessation of commercial public telecommunications use or the expiration of the lease, whichever occurs first, and the site should be restored as closely as possible to its original condition" (*Telecommunications Plan, Safety and Health Policies, Policy 2*).

***Staff recommends that the applicant commit to removal of the telecommunication equipment following cessation of use by including notes on the submitted plats.***


### **RECOMMENDATIONS**

The Strategic Land Use Plan for Telecommunications Facilities identifies collocation on existing tall structures as a preferable location for telecommunication antennas. An existing building with roof top telecommunication facilities, Old Dominion University Building at Mirror Ridge, is located in close proximity to the subject site. Staff requests that the applicant provide additional information to demonstrate that collocation on the roof of the Old Dominion University Building at Mirror Ridge is not feasible in order to control the proliferation of telecommunication sites and to mitigate the visual impact of the proposed facility on the surrounding area. If collocation is not possible, staff recommends that the applicant consider a flush-mount or other stealth design to better blend the appearance of the proposed antennas with the architecture of the building and mitigate the visual impact on the surrounding area. Additionally, the applicant should commit to removal of the telecommunication equipment following cessation of use.

Staff would be happy to meet with the applicant to discuss these issues and/or design options.

CC: Julie Pastor, AICP, Director, Planning  
Cindy Keegan, AICP, Program Manager, Community Planning-via email

COUNTY OF LOUDOUN  
MEMORANDUM  
DEPARTMENT OF BUILDING AND DEVELOPMENT

**DATE:** April 23, 2008  
**TO:** Jane McCarter, Project Manager, Department of Planning  
**FROM:** Val Thomas, Planner, Zoning Administration   
**CASE NUMBER AND NAME:** CMPT 2008-0016; T-Mobile at Bahai Center; 2<sup>nd</sup> Referral  
SPMI 2010-0012; T-Mobile at Bahai Center; 1st Referral  
**TAX/MAP/MCPI NUMBER:** /81/G/1/////E/; 013-25-8465

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The application is to request a commission permit to allow T-Mobile to install a telecommunication facility at 21415 Cardinal Glen Circle, Sterling VA, which consists of collocation of telecommunication antennas (6 antennas) inside a proposed concealment canister and two equipment cabinets onto an existing rooftop of a building at the subject property. The application also requested a minor special exception to allow the proposed antennas to be located on a building that is 35 feet high. The property is zoned R-4 under the *Revised 1993 Zoning Ordinance* and is 2.3 acres in size. There is currently a church use (Baha'i Faith Center) on the property.

Zoning staff has reviewed the minor special exception application and revised commission permit application in accordance with the Zoning Ordinance, and provides the following additional comments:

**I. Conformance with Section 5-618 – Telecommunications Use And/Or Structures**

Pursuant to Section 5-618(A)(1) of the Ordinance, antennas and related unmanned equipment are permitted on an existing telecommunications monopole, telecommunications tower, or structure 40 feet or greater in all zoning districts subject to the performance standards outlined in this section. The applicant is proposing to locate antennas on the Baha'i Center which is 35 feet in height and therefore not permitted. However, the Applicant has submitted a minor special exception application concurrent with the Commission Permit application to allow the proposed antennas to be located on a building less than 40 feet high. Please label the plat as a Special Exception Plat (Minor) and denote the limits of the special exception on the plat.

**II. Conformance with Section 6-1310 – Issues for Consideration for all Special Exception Uses**

Section 6-1310 includes factors that shall be given reasonable consideration in considering a special exception or minor special exception application, for which the applicant is required to address in its Statement of Justification or special exception plat, if applicable. Staff offers the following comment:

- (A) *Whether the proposed special exception is consistent with the Comprehensive Plan.* Zoning defers to Comprehensive Planning for determining consistency with the Comprehensive Plan.

**III. Other Comments:**

- (1) Section 6-1313 - The Applicant and the Board should be aware that Section 6-1313(A) of the Ordinance requires that "unless a longer period of validity is specifically approved as part of such application, no special exception permit shall be valid for a period longer than five (5) years from the date on which the special exception was granted, unless within such five (5) year period: (1) a building permit is obtained and the erection or alteration of a structure is started and diligently pursued, and (2) an occupancy permit is obtained and a use commenced." The Ordinance also permits the period of validity to be extended for good cause shown, by application to the body that approved the special exception.
- In addition, Section 6-1313(B) states that "as a condition of approval, a special exception permit may be granted for a specific period of time less than five (5) years with expiration of the approval to occur at the termination of said period." The Ordinance permits an extension to be granted "prior to expiration by the original body, upon written application, without notice or hearing. After expiration, no extension may be granted without complying with the requirements for an initial application for a special exception."
- (2) On the Plat, it appears that the equipment area is 180 square feet, while the equipment cabinets are smaller. Staff recommends that the Applicant indicate the size of the equipment cabinets.

COUNTY OF LOUDOUN  
MEMORANDUM  
DEPARTMENT OF BUILDING AND DEVELOPMENT

**DATE:** March 4, 2008  
**TO:** Jane McCarter, Project Manager, Department of Planning  
**FROM:** Val Thomas, Planner, Zoning Administration  
**THROUGH:** Mark Stultz, Deputy Zoning Administrator  
**CASE NUMBER AND NAME:** CMPT 2008-0016, T-Mobile at Bahai Center  
**TAX/MAP/MCPI NUMBER:** /81/G/1////E/; 013-25-8465

The application is to request a commission permit to allow T-Mobile to install a telecommunication facility at 21415 Cardinal Glen Circle, Sterling VA, which consists of collocation of telecommunications antennas (6 sled mounted antennas) onto an existing rooftop of a building at the subject property. The property is zoned R-4 under the *Revised 1993 Zoning Ordinance* and is 2.3 acres in size. There is currently a church use (Baha'i Faith Center) on the property.

Zoning staff has reviewed the commission permit in accordance with Section 6-1100 and Section 5-618, and provides the following comments:

1. Section 6-1103(A) states that the feature for which approval is being sought, must substantially conform to the Comprehensive Plan. Staff defers to the Planning Department for comment.
2. Pursuant to Section 5-618 (A)(1) antennas and related unmanned equipment are permitted on an existing telecommunications monopole, telecommunications tower, or structure forty (40) feet or greater in height in all zoning districts subject to the performance standards outlined in that section. The height of the existing building on the property is 35 feet, which is also the maximum height permitted in the R-4 zoning district. Therefore, as currently proposed the antennas cannot be located on the rooftop of the building as it does not meet the zoning regulation in section 5-618(A)(1).

Staff recommends that the Applicant submit a request for a minor special exception approval to allow the proposed antennas to be located on a building/structure less than 40 feet height. Such special exception may be modified in accordance with the provisions of Section 6-1300. Please note that modifications may be approved by the

Board of Supervisors upon a finding that such modification to the regulations will achieve an innovative design, improve upon the existing regulations, preserve the County's historic or archeological heritage, or otherwise exceed the public purpose of the existing regulation.

3. Directional or panel antennas cannot exceed ten feet in height per Section 5-618(A)(5). Page 4 of the Statement of Justification ("SOJ") notes five feet. Please correct this.

**T-Mobile's Justification Statement to Accompany  
Applications for a Special Exception Permit and Commission Permit  
to Install a new Telecommunications Facility to be located at the  
BAHA'I CENTER, 21415 Cardinal Glen Circle, Sterling, VA 20164 (WAN463)**

**Applicant:** T-Mobile Northeast, LLC  
12050 Baltimore Avenue  
Beltsville, MD 20705

**Representative:** Gregory E. Rapisarda  
Saul Ewing, LLP  
500 East Pratt Street, Suite 900  
Baltimore, MD 21202-3171  
(410) 332-8963  
GRapisarda@saul.com

T-Mobile Site # WAN463 –Baha'i Center  
Property Owner: Spiritual Assembly Baha'i Loudon  
Tax ID # (PIN): 013-25-8465-000  
Tax Map/Parcel: /81/G/1/////E/  
Zoning Designation: R-4  
District: Sugarland  
Acreage: 2.30

Pursuant to Section 15.2-2232 of the Code of Virginia, T-Mobile Northeast, LLC, ("T-Mobile"), by and through their agent/counsel, Saul Ewing, LLP hereby requests a determination that the proposed wireless telecommunication application described herein is in substantial accordance with the Loudoun County Revised 1993 Zoning Ordinance ("Zoning Ordinance") and the Loudoun County Comprehensive Plan. We appreciate your time and consideration in review of this application for Special Exception and Commission Permit.

**Description of Proposed Use:**

T-Mobile seeks to collocate six (6) telecommunication antennas inside a proposed concealment canister and two (2) equipment cabinets on the roof of the Baha'i Center, located at 21415 Cardinal Glen Circle in Sterling. The Baha'i Center is an irregularly shaped, 3 story building with differentiating rooftop heights. It is approximately 35 feet in height and terminates in a series of flat roofs with parapet walls. The proposed telecommunication antennas will be located on the upper roof of the building inside a proposed concealment canister with an approximate antenna centerline of 43 feet. In addition to the antennas, T-Mobile will install two ancillary equipment cabinets on a 10' x 18' platform located on the roof, which will be screened by a brick wall.

The facility will operate automatically and will not require personnel or hours of attendance. It will operate twenty-four (24) hours a day, three hundred and sixty-five days a year. Maintenance personnel will visit the site occasionally for repairs or modifications to the facility. The proposed facility is subject to the standards of Section 5-618. The proposed facility will comply with the standards set forth in Section 5-618 as well as the general special exception standards of Section 6-1310.

### The Site Selection Process:

This facility is sought to fill a much-needed gap in wireless coverage along Route 7 and to provide coverage in the surrounding neighborhoods. T-Mobile conducted a thorough review of the area for existing structures with sufficient height to meet the enhanced coverage needs of its customers in the area. The proposed facility is a vital component of T-Mobile's area-wide wireless telecommunications network. T-Mobile proposes to make use of an existing structure to eliminate the need for a new telecommunications tower in this search area and to minimize the visual impact of the project on surrounding property owners. This site is strategically superior to other sites in the area and it makes use of an existing structure, which is stated goal of the Zoning Ordinance and Strategic Land Use Plan for Telecommunications Facilities. T-Mobile's customers currently benefit from existing sites to the north, east, south and west of this proposed site (as show on the attached propagation coverage maps). In fact the proposed site sits nearly right in the middle of the above mentioned sites. In hopes of avoiding requesting a new structure T-Mobile did ask Loudoun County to allow it to attach its antennas to an existing 35 foot rooftop at Baha'i Center in Sterling.

Telecommunications carriers must locate antenna sites according to a network design within relatively limited geographic parameters in order to provide uninterrupted coverage. When carriers cannot locate a site within these geographic parameters, network users will pass through an area where the lost signal results in interrupted or "dropped" calls. This poses a significant safety problem, both from the standpoint of lack of coverage in emergencies and because an interrupted call may mean a dangerous distraction to drivers.

This site offers both an excellent land-use and visual solution to T-Mobile's coverage objective within the narrow placement parameters of this particular search area. Utilizing a property with a non-residential or institutional use, the Baha'i Center church will bring coverage to the surrounding residential neighborhood and helps meet the goals of Loudoun County Zoning Ordinance. T-Mobile's analysis of its network indicates that there are significant coverage problems along Route 7 in the Cardinal Glen area in this part of Loudoun County. T-Mobile is making use of this existing structure to avoid constructing a new monopole or tower. Consequently, this facility will be the least disruptive means to provide the needed coverage in the area.

### Code Compliance:

Below, is an outline of the relevant provisions from the Loudoun County Zoning Ordinance followed by a brief statement of T-Mobile's compliance and adherence to the requirements in the provisions.

**5-618 Telecommunications Use And/Or Structures.** The following performance standards shall be applied to telecommunication uses and/or structures.

(A) **Antennas.** Structure mounted and roof top mounted antennas and related unmanned equipment may be developed subject to the performance standards below to the extent permitted by right in the district use lists.

- (1) Antennas and related unmanned equipment are permitted on an existing telecommunications monopole, telecommunications tower, or structure forty (40) feet or greater in height in all zoning districts subject to the performance standards outlined in this section. *T-Mobile is proposing antennas on a structure that is thirty-five (35) feet in height. T-Mobile requests a minor special exception approval to allow the proposed antennas even though the building falls five (5) feet short of the forty (40) foot requirement.*



- (2) Notwithstanding the height requirements in Section 5-618(A)(1), antennas and related unmanned equipment are permitted in all zoning districts on buildings and structures owned or controlled by a public use or fire and/or rescue company. *N/A*
- (3) Such antennas and related equipment may exceed the maximum building height limitations, provided the use is in accordance with the development criteria herein. *The construction and use of the proposed facility shall be in accordance with these criteria.*
- (4) Omnidirectional or whip antennas shall not exceed twenty (20) feet in height or seven (7) inches in diameter and shall be of a material or color which matches the exterior of the building or structure. *N/A*
- (5) Directional or panel antennas shall not exceed ten (10) feet in height or two (2) feet in width and shall be of a material or color which matches the exterior of the building or structure. *The proposed antennas will measure less than ten (10) feet in height and two (2) feet in width. T-Mobile will install antennas that measure 59" in height, 11.9" in width, and 6.3" in depth. The antennas and will be concealed inside a proposed canister.*
- (6) Satellite and microwave dish antennas shall not exceed six (6) feet in diameter and shall be screened from public view. *N/A*
- (7) No commercial advertising shall be allowed on any antenna. *No advertising shall be located on the antennas or roof.*
- (8) Signals or lights or illumination shall not be permitted on any antenna, unless required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), State or Federal authorities, or the County. *T-Mobile will comply with this requirements. In fact, T-Mobile does not propose any lighting, illumination, or signals and this installation will not require any lighting, illumination or signals.*
- (9) The related unmanned equipment structure(s) shall not contain more than 500 square feet of total gross floor area per user on each site. Structures shall not exceed 12 feet in height. If located within the structure upon which the antennas are mounted, they may be located in the areas which are excluded from the determination of net floor area without changing the exclusion of those areas from the calculation of the density of the structure. The structure shall be of a material or color which matches the exterior of the building or structure. *T-Mobile will install two (2) equipment cabinets that will blend with the existing rooftop and will not exceed 12 foot height limitation. The square footage for the equipment platform is 180 square feet.*
- (10) If the equipment structure is located on the roof of a building, the area of the equipment and structures shall not occupy more than twenty-five (25) percent of the roof area. *T-Mobile's equipment platform will occupy only 5% of the entire roof area.*

**(B)(4) Monopoles, Additional Submission Requirements.** The following additional information shall be submitted by applicants for monopoles required to be approved by special exception.

(a) The applicant shall provide photoimagery or other visual simulation of the proposed telecommunications monopole shown with the existing conditions of the site. This simulation shall be provided from a minimum of three (3) perspectives. The applicant shall address how the facility can be designed to mitigate the visual impact on area residents, facilities, and roads.

*Three photosimulations are attached and they highlight the visual impact, or lack thereof, of the white concealment canister located on the rooftop. As you will see, this structure is not dissimilar to existing rooftop installations. Also, and as noted elsewhere, this installation would be by right if the actual building were 5' taller. This point is made merely to highlight that the visual impact of a concealment canister co-located onto a roof has a minimal visual impact and is actually preferred to new towers.*

(b) Except for areas where permitted by right, an applicant for a new commercial public telecommunication monopole shall demonstrate that location on an existing telecommunications facility or structure greater than 40 feet in height is not feasible. The applicant shall evaluate telecommunications facilities and structures greater than 40 feet in height within a one (1) mile radius of the proposed facility within the Eastern Loudoun Urban Growth Area. Elsewhere in the County, the applicant shall evaluate these locations within a two (2) mile radius of the proposed facility. Technological, physical, and economic constraints may be considered in determining infeasibility.

*This section is not applicable for the most part because T-Mobile seeks to co-locate onto a 35' building that is situated in the middle of its search area, and in an area where there are no viable buildings over 40'*

(c) In addition to those entitled to notice under the provisions of Section 6-600 of this Ordinance, all owner(s), or their agent(s), of all properties abutting or immediately and diagonally across the street or road from those properties whose owners are entitled to notice under Section 6-600, shall be provided with the same written notice. The applicant is also encouraged to meet with community and homeowners association groups in the area.

*T-Mobile will comply with this requirement.*

(d) Telecommunications monopoles permissible by special exception pursuant to Section 5-618(B)(2)(d) shall not be subject to the lot requirements,

building requirements, and open space requirements, if applicable, of the zoning district in which they are located. *Site plan attached.*

### **Section 6-1310 -- Issues for Consideration for all Special Exception Uses**

In considering a special exception application, the following factors shall be given reasonable consideration. When a special exception or minor special exception application includes a request for approval of temporary special events, the following factors shall be reasonably considered taking into account the proposed special events as well as the principal special exception use. The applicant shall address all the following in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by this Ordinance:

- (A) Whether the proposed special exception is consistent with the Comprehensive Plan. *T-Mobile's proposed special exception is in substantial accordance with the Comprehensive Plan and the Strategic Land Use Plan for Telecommunications Facilities. The proposed facility will be sited on a church property in a R-4 district, to be located on a church property. The requested use is a permitted use under §3-402(Q), for a rooftop over 40' tall. While this rooftop just falls short of the 40' limitation for a permitted use, it is a preferred siting solution to a brand new monopole facility.*

*Per Chapter 3 of the Comprehensive plan, the demand for local services has doubled in Loudoun County over the past decade due to increasing growth in population. Correspondingly, improvement of the T-Mobile network will result in a higher quality service for area residents, businesses and visitors. This location will provide improved coverage along the Cascades area of Sterling, including Route 7 in the Cardinal Glen area and the surrounding neighborhoods. In accordance with Chapter 7 of the Comprehensive Plan, the requested facility will contribute to the County's vision for economic development, as the availability of quality communications can directly support existing business. Quality wireless telecommunications services can help facilitate Loudoun County's endeavor to maintain a viable economy and communications for emergency situations. The canister conceals the antennas and helps to preserve the character and scenic quality of the Cardinal Glen area for citizens and visitors.*

- (B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control. *The proposed facility will be consistent with all applicable requirements, including building and fire code. The proposed facility will not present safety or fire hazards.*
- (C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area. *The proposed facility is an unmanned facility that will not produce material noise, traffic, waste, or otherwise negatively impact the surrounding uses. The site will be visited approximately once per month by a technician for regular maintenance. As stated previously, this proposal will make use of an existing structure so that there will be little to no adverse visual impact on surrounding properties.*

- (D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area. *There will be no new or additional glare or light generated by the proposed use.*
- (E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels. *From an aesthetic perspective, the proposed concealment canister antenna design is highly consistent with the unique architectural character of the existing building and adjacent parcels. Also, from a practical standpoint the proposed use provides a service to area residents, workers, tourists and commuters.*
- (F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses. *The proposed location is a rooftop site and does have some existing landscaping, screening and buffering on and around the site. By utilizing an existing rooftop and painting the antennas and equipment to match, T-Mobile is mitigating the visual impact and screening of the facility.*
- (G) Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance. *The requested facility will have no effect on any such feature.*
- (H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality. *The requested facility will not damage or generate adverse impact on any animal habitat, vegetation, and water or air quality.*
- (I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public. *The proposed special exception at this location will contribute to and promote the welfare and convenience of the public. The requested facility will improve area wireless coverage for essential, non-essential and emergency communications. Additionally, quality wireless service offers support to a viable economy.*
- (J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services. *The proposed use will be an unmanned facility; therefore, the traffic patterns will not be adversely affected. Once the facility is constructed, normal traffic to the site will include approximately one visit per month by a service technician for regular maintenance.*
- (K) Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County. *T-Mobile requests a special exception approval to allow the proposed antennas to be located on a building/structure less than 40 feet height. Such special exception may be modified in accordance with the provisions of Section 6-1300.*
- (L) Whether the proposed special exception will be served adequately by essential public facilities and services. *The proposed use will not generate demand for*

*essential public facilities and services as it is an unmanned facility, not intended for human habitation.*

- (M) The effect of the proposed special exception on groundwater supply. *The proposed special exception will have no effect on the groundwater supply.*
- (N) Whether the proposed use will affect the structural capacity of the soils. *The facility will have no affect on the structural capacity of the soil.*
- (O) Whether the proposed use will negatively impact orderly and safe road development and transportation. *The proposed use will have no impact on orderly and safe road development and transportation. Once the facility is constructed, normal traffic will include approximately one visit per month by a service technician for regular maintenance.*
- (P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan. *The proposed special exception may generate jobs during the construction phase as well as ongoing employment for maintenance of the facility. By providing wireless telecommunications service in the area, the proposed special exception can advance competition while promoting communications which is essential for business growth and development.*
- (Q) Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth. *The proposed special exception does consider these needs and can help to advance future growth in these areas. Communications is essential for future growth and development of agriculture, industry and business. The requested special exception can directly impact those needs by providing a high quality, reliable communications service.*
- (R) Whether adequate on and off-site infrastructure is available. *Adequate on and off site infrastructure is available for the successful integration of the requested facility into the T-Mobile wireless telecommunications network.*
- (S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses. *The proposed use will not generate any odor.*
- (T) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas. *The proposed construction will take place on site. An existing parking lot extends onto the property. There is no expected impact to neighborhoods, school areas or regular traffic flow to be caused by construction traffic.*



May 6, 2010

Jane McCarter  
Project Manager  
Loudoun County  
Department of Planning  
1 Harrison Street, SE  
Leesburg, VA 20177



RE: SPMI 2010-0012, CMPT 2008-0016, T-Mobile at Baha'i Center  
T-Mobile Northeast LLC  
Site WAN463  
21415 Cardinal Glen Circle, Sterling, VA 20164

Dear Ms. McCarter:

T-Mobile Northeast LLC (T-Mobile) acknowledges receipt of various referral comments in the referenced commission permit application. This letter constitutes the response of T-Mobile as applicant to all comments received to date in connection with this application. Where the issue has been resolved we so state, and where applicable the revisions are also depicted on the enclosed revised Plat Sheets.

Our responses to the various referrals and issues are as follows:

**DEPARTMENT OF PLANNING REFERRAL 4/20/10** (Pat Giglio, Planner, Community Planning)

**Staff Comment:** *Staff finds that the proposed antenna concealment canisters will be a prominent feature on the building and may detract from the overall visual quality of the building. Staff requests additional information and photo-simulations to further evaluate the visual impact of the proposed antennas and their ability blend with the architecture of the building and surrounding built environment.*

**Response:** T-Mobile submits that concealment canisters will not be a prominent feature on the existing rooftop and will blend well with the surrounding residential neighborhood. Contrary to the Background Statement in this referral memo, the proposed structure will not be elevated 10 feet above the parapet wall. The revised design will only be elevated 6-1/2 feet over the 38-1/2 foot parapet wall, with a top height of 45 feet. In addition, the canister will be constructed of a radio-frequency friendly fiberglass material and painted light gray to match the existing rooftop and blend into the skyline. T-Mobile conducted a survey of similar rooftops with visibility from surrounding residential neighborhoods around Route 7. The photographs attached as Attachment A demonstrate that there a variety of equipment mounted to area rooftops, including sleds, and that canister shaped smokestacks are a common feature in many of the residential communities

and on residential homes (See Attachment A). In addition, T-Mobile conducted another visual impact survey which included another balloon test and assessed the visual impact from surrounding locations. The photographs were then modified to include scaled photographs of the proposed canisters so that these new “photosimulations” can highlight the actual visual impact to be expected from T-Mobile’s proposal. The revised photo simulations are attached to this document as Attachment B.

**DEPARTMENT OF BUILDING AND DEVELOPMENT, ZONING ADMINISTRATION  
REFERRAL 04/23/2010 (Val Thomas, Planner, Zoning Administration)**

**I. Conformance with Section 5-618 – Telecommunications Use And/Or Structures**

Pursuant to Section 5-618(A)(1) of the Ordinance, antennas and related unmanned equipment are permitted on an existing telecommunications monopole, telecommunications tower, or structure 40 feet or greater in all zoning districts subject to the performance standards outlined in this section. The applicant is proposing to locate antennas on the Baha’i Center which is 35 feet in height and therefore only permitted with the grant of a minor special exception permit. Consequently, the Applicant has submitted a minor special exception application concurrent with the Commission Permit application to allow the proposed antennas to be located on a building less than 40 feet high. Please label the plat as a Special Exception Plat (Minor) and denote the limits of the special exception on the plat.

RESPONSE: The Plat has been modified to add the requested title and to denote the limits of the special exception area.

**II. Conformance with Section 6-1310 – Issues for Consideration for all Special Exception Uses**

Section 6-1310 includes factors that shall be given reasonable consideration in considering a special exception or minor special exception application, for which the applicant is required to address in its Statement of Justification or special exception plat, if applicable. Staff offers the following comment:

- (A) *Whether the proposed special exception is consistent with the Comprehensive Plan.*  
Zoning defers to Comprehensive Planning for determining consistency with the Comprehensive Plan.

RESPONSE: See responses to Department of Planning Comments above.

**III. Other Comments:**

- (1) Section 6-1313 - The Applicant and the Board should be aware that Section 6-1313(A) of the Ordinance requires that “unless a longer period of validity is specifically approved as part of such application, no special exception permit shall be valid for a period longer than five (5) years from the date on which the special

exception was granted, unless within such five (5) year period: (1) a building permit is obtained and the erection or alteration of a structure is started and diligently pursued, and (2) an occupancy permit is obtained and a use commenced." The Ordinance also permits the period of validity to be extended for good cause shown, by application to the body that approved the special exception. In addition, Section 6-1313(B) states that "as a condition of approval, a special exception permit may be granted for a specific period of time less than five (5) years with expiration of the approval to occur at the termination of said period." The Ordinance permits an extension to be granted "prior to expiration by the original body, upon written application, without notice or hearing. After expiration, no extension may be granted without complying with the requirements for an initial application for a special exception."

RESPONSE: T-Mobile acknowledges.

- (2) On the Plat, it appears that the equipment area is 180 square feet, while the equipment cabinets are smaller. Staff recommends that the Applicant indicate the size of the equipment cabinets.

RESPONSE: Equipment specifications have been added to the Plat.

Please contact me if you have any questions with reference to this submission at Amy.Bird3@T-Mobile.com or (410) 703-6541.

Kind Regards,

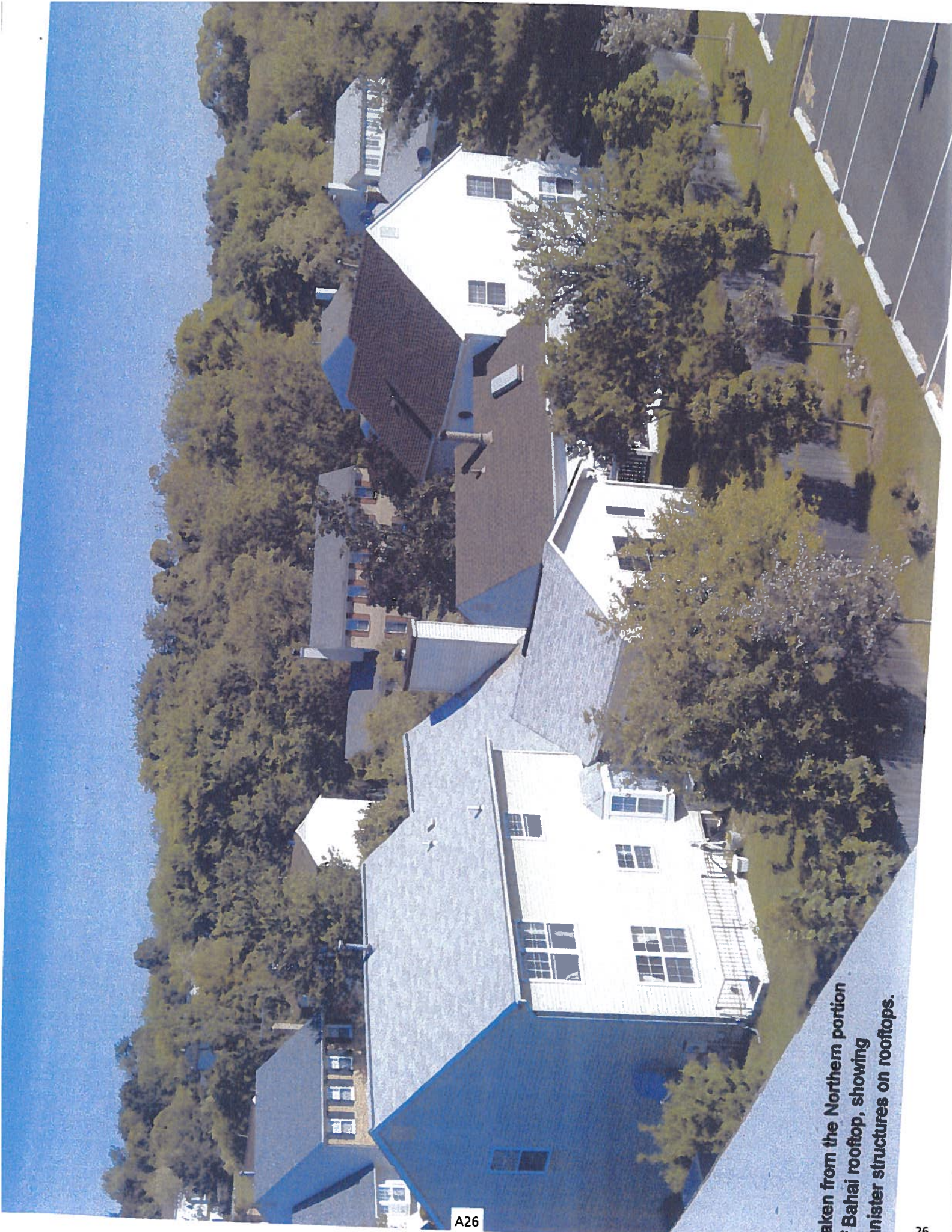


Amy Bird  
Senior Zoning Manager  
T-Mobile Northeast LLC



## ATTACHMENT A – AREA PHOTOS





A26

Taken from the Northern portion  
of Bahai rooftop, showing  
various structures on rooftops.





Old Dominion University rooftop from  
Bahai rooftop.





View from residential community at  
Potomac View and  
South Cottage Street of  
Old Dominion University Building  
along Route 7.





View of Mirror Ridge Community,  
north of Route 7.  
Numerous canister structures on  
residential rooftops.





A30

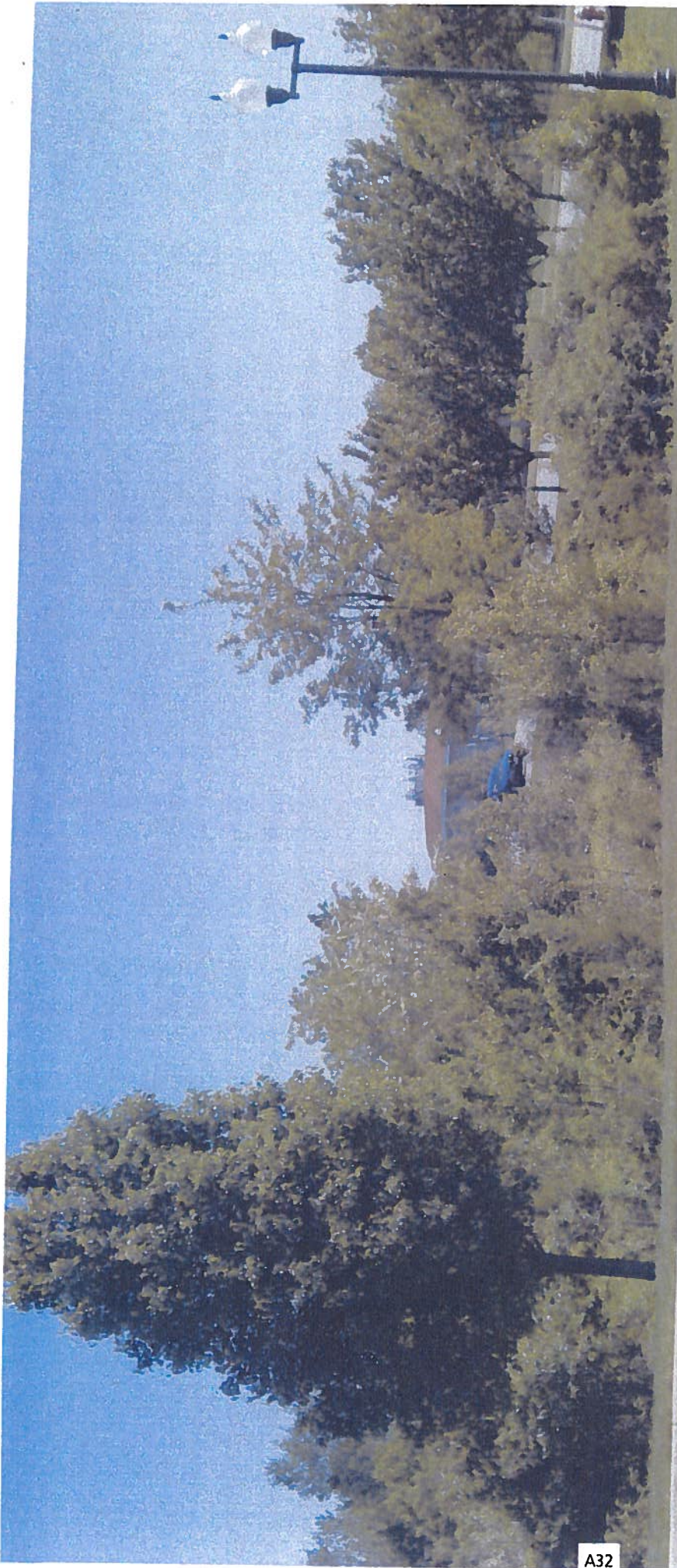
View from Signal Hill Plaza and Mirror Ridge Community.  
Short rooftop showing equipment.





View - Sterling Center, Route 7





A32



View from residential community at  
Dulles Center Blvd. and City Center,  
toward Route 7.





Close view of rooftop visible from residential community at Dulles Town Center.

## ATTACHMENT B – PHOTO SIMS



# Location Map WAN 463

- = VISIBLE
- = NOT VISIBLE

Cascade Villages Entrance

Monroe House



Cardinal Glen Cir View

Red Wing Ct

Vermont Maple Ter. & Southern Oaks Ter.

46833 Harry Byrd Hwy

46691 Winchester Dr








Site Name: WAN 463  
Wireless Communication Facility  
21416 Cardinal Glen Circle  
Sterling, VA 20164

Photograph Information:  
Cardinal Glen Circle View  
View from the Northeast  
**Showing the Existing Site**


 NETWORK BUILDING  
& CONSULTING, LLC





Site Name: WAN 463  
Wireless Communication Facility  
21416 Cardinal Glen Circle  
Sterling, VA 20164


Photograph Information:  
Cardinal Glen Circle View  
View from the Northeast  
Showing the Proposed Site

 NETWORK BUILDING  
& CONSULTING, LLC



Site Name: WAN 463  
Wireless Communication Facility  
21415 Cardinal Glen Circle  
Sterling, VA 20164

Photograph Information:  
Red Wing Ct  
View from the North  
Showing the Existing Site  
**SITE NOT VISIBLE**


 NETWORK BUILDING  
& CONSULTING, LLC





Photograph Information:  
Vermont Maple Ter &  
Southern Oaks Ter  
View from the Southwest  
Showing the Existing Site  
**SITE NOT VISIBLE**

Site Name: WAN 463  
Wireless Communication Facility  
21415 Cardinal Glen Circle  
Sterling, VA 20164


 NETWORK BUILDING  
& CONSULTING, LLC





Site Name: WAN 483  
Wireless Communication Facility  
21415 Cardinal Glen Circle  
Sterling, VA 20164

Photograph Information:  
48833 Harry Byrd Hwy  
View from the Southeast  
Showing the Existing Site


 NETWORK BUILDING  
& CONSULTING, LLC





Site Name: WAM 463  
Wireless Communication Facility  
21416 Cardinal Glen Circle  
Sterling, VA 20164

Photograph Information:  
46833 Harry Byrd Hwy  
View from the Southeast  
**Showing the Proposed Site**

 NETWORK BUILDING  
& CONSULTING, LLC





Site Name: WAN 493  
Wireless Communication Facility  
21415 Cardinal Glen Circle  
Sterling, VA 20164

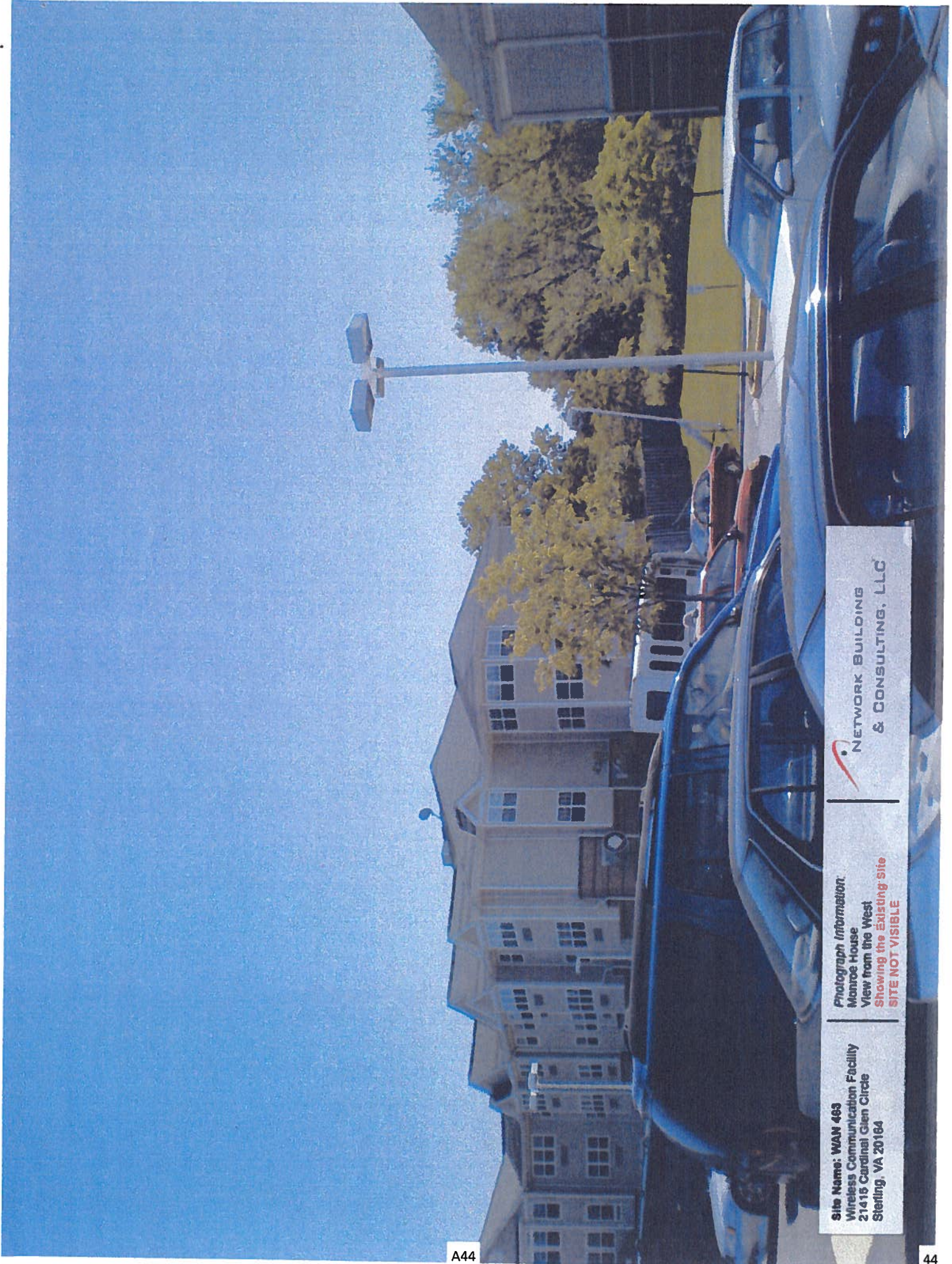
Photograph Information:  
46691 Winchester Dr  
View from the South  
Showing the Existing Site

 NETWORK BUILDING  
& CONSULTING, LLC










Site Name: WAN 463  
Wireless Communication Facility  
21015 Cardinal Glen Circle  
Sterling, VA 20164

Photograph Information:  
Monroe House  
View from the West  
Showing the Existing Site  
**SITE NOT VISIBLE**

 NETWORK BUILDING  
& CONSULTING, LLC






A45

**Site Name: WAN 463**  
Wireless Communication Facility  
21418 Cardinal Glen Circle  
Sterling, VA 20164

**Photograph Information:**  
Cascade Villages Entrance  
View from the West  
Showing the Existing Site


 **NETWORK BUILDING  
& CONSULTING, LLC**





Site Name: WAN 463  
Wireless Communication Facility  
21415 Cardinal Glen Circle  
Sterling, VA 20164

Photograph Information:  
Cascade Villages Entrance  
View from the West  
**Showing the Proposed Site**

 NETWORK BUILDING  
& CONSULTING, LLC



March 22, 2010

Jane McCarter  
Project Manager  
Loudoun County  
Department of Planning  
1 Harrison Street, SE  
Leesburg, VA 20177

RE: CMPT 2008-0016, T-Mobile at Baha'i Center  
T-Mobile Northeast LLC  
Site WAN463  
21415 Cardinal Glen Circle, Sterling, VA 20164

Dear Ms. McCarter:

T-Mobile Northeast LLC (T-Mobile) acknowledges receipt of various referral comments in the referenced commission permit application. This letter constitutes the response of T-Mobile as applicant to all comments received to date in connection with this application. Where the issue has been resolved we so state, and where applicable the revisions are also depicted on the enclosed revised Plat Sheets.

Our responses to the various referrals and issues are as follows:

**DEPARTMENT OF PLANNING REFERRAL 3/4/2009 (Pat Giglio, Planner, Community Planning)**

**Staff Comment:** *The application proposes the installation of telecommunication equipment on the roof of the Baha'i Center, an existing tall structure, in accordance with Plan policy, however an existing building with roof top telecommunication facilities, Old Dominion University Building at Mirror Ridge, is located in close proximity to the subject site. Staff requests that the applicant provide additional information to demonstrate that collocation on the roof of the Old Dominion University Building at Mirror Ridge is not feasible in order to control the proliferation of telecommunication sites and to mitigate the visual impact of the proposed facility on the surrounding area. If collocation is not possible, the following issues should be addressed.*

**Response:** T-Mobile currently has equipment on the rooftop of the Old Dominion University Building and it does not require adequate coverage for the desired search area.

**Staff Comment:** *Staff finds that the proposed antennas will be a prominent feature on the building and will detract from the overall visual quality of the building as well as create a*





*negative visual impact on the surrounding residential areas. Staff recommends that the applicant consider a flush-mount or other stealth design to better blend the appearance of the proposed antennas with the architecture of the building and to mitigate the visual impact on the surrounding area.*

Response: T-Mobile has re-designed the facility as a canister design. The antennas will be mounted within the stealth canister, which will blend in better with the existing architecture and building, thereby mitigating the visual impact.

Staff Comment: *Staff recommends that the applicant commit to removal of the telecommunication equipment following cessation of use by including notes on the submitted plats.*

Response: T-Mobile has consents to cessation of use and has committed to removal on the revised plat.

**DEPARTMENT OF BUILDING AND DEVELOPMENT, ZONING ADMINISTRATION**  
**REFERRAL 03/03/2009 (Val Thomas, Planner, Zoning Administration)**

2. Pursuant to Section 5-618 (A)(1) antennas and related unmanned equipment are permitted on an existing telecommunications monopole, telecommunications tower, or structure forty (40) feet or greater in height in all zoning districts subject to the performance standards outlined in that section. The height of the existing building on the property is 35 feet, which is also the maximum height permitted in the R-4 zoning district. Therefore, as currently proposed the antennas cannot be located on the rooftop of the building as it does not meet the zoning regulation in section 5-618(A)(1).

Staff recommends that the Applicant submit a request for a minor special exception approval to allow the proposed antennas to be located on a building/structure less than 40 feet height. Such special exception may be modified in accordance with the provisions of Section 6-1300. Please note that modifications may be approved by the Board of Supervisors upon a finding that such modification to the regulations will achieve an innovative design, improve upon the existing regulations, preserve the County's historic or archeological heritage, or otherwise exceed the public purpose of the existing regulation.

Response: T-Mobile submits the attached application for a minor special exception.

3. Directional or panel antennas cannot exceed ten feet in height per Section 5-618(A)(5). Page 4 of the Statement of Justification ("SOJ") notes five feet. Please correct this.

Response: The corrected height is included in the special exception SOJ.





Please contact me if you have any questions with reference to this submission at Amy.Bird3@T-Mobile.com or (410) 703-6541.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Amy Bird'.

Amy Bird  
Zoning Manager  
T-Mobile Northeast LLC



# Map Legend

-76 dBm ( Indoor Residential Coverage)

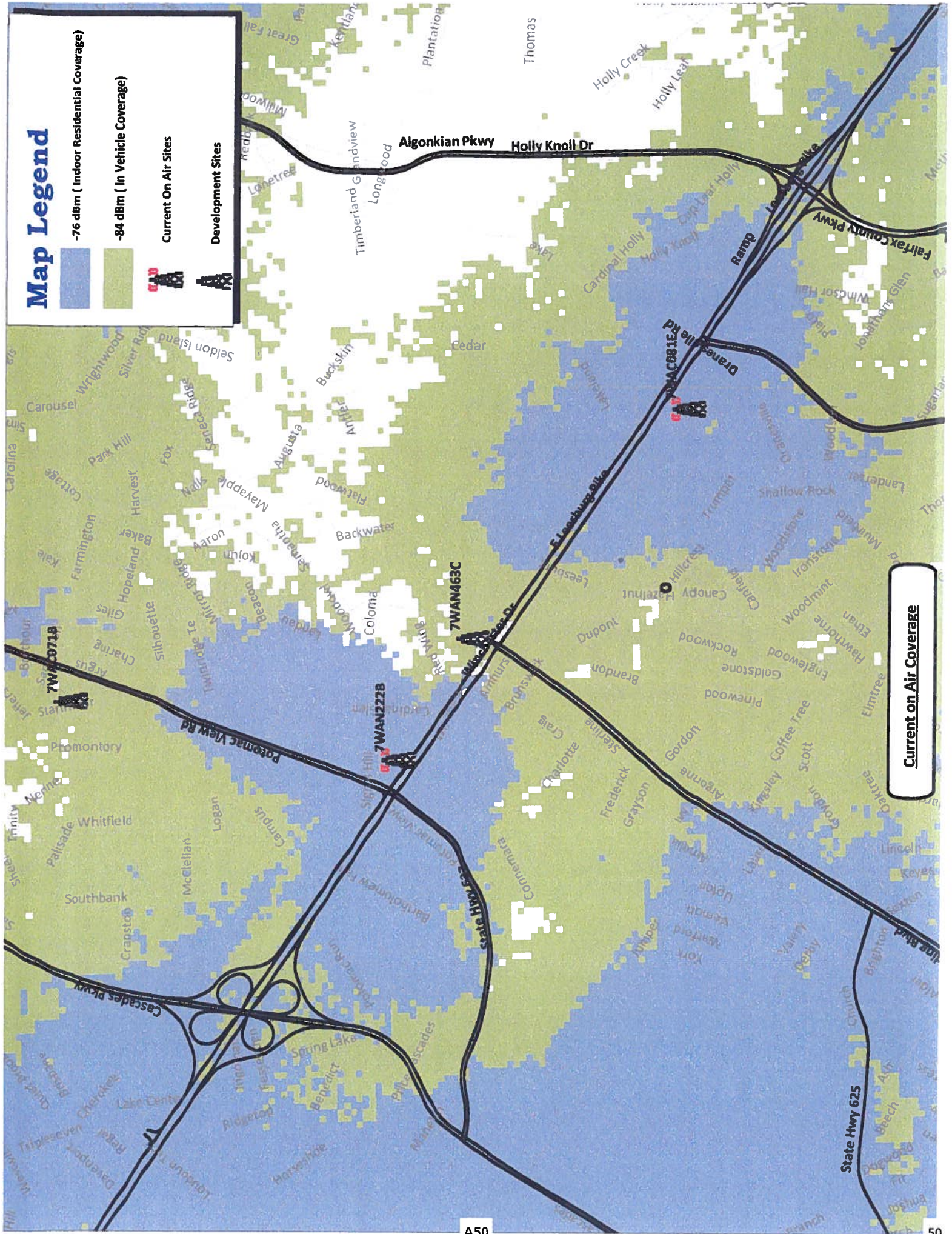
-84 dBm ( In Vehicle Coverage)

Current On Air Sites

Development Sites



Current on Air Coverage





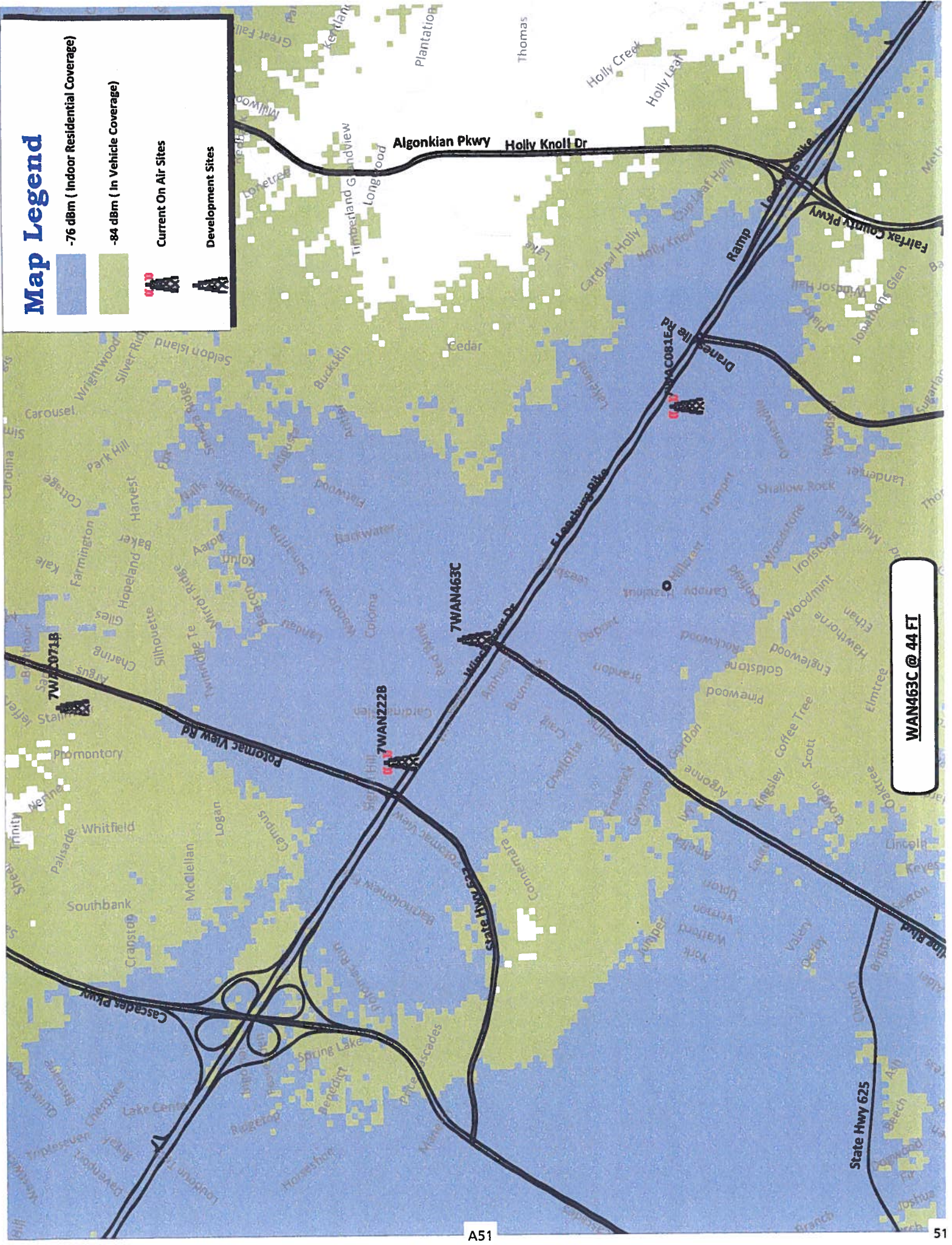
# Map Legend

-76 dBm ( Indoor Residential Coverage)

-84 dBm ( In Vehicle Coverage)

Current On Air Sites

Development Sites



WAN463C @ 44 FT



RECEIVED 12/29/2008 15:18 7034440020  
12/29/2008 15:58 2402648604 T-MOBILE

NOVA BAHAI CENTER  
PAGE 02/02

I, Amy Bird, do hereby state that I am an

Applicant

Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): CMPT 2008-0016  
and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

**1. REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES** of the land described in the application\* and if any of the foregoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS, and REAL ESTATE BROKERS, and all AGENTS of any of the foregoing.**

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

PIN	NAME (First, M.I., Last)	ADDRESS (Street, City, State, Zip Code)	RELATIONSHIP (Listed in bold above)
	Amy Bird, T-Mobile Agent	12030 Baltimore Ave, Beltsville, MD 20705	Agent for Applicant
	T-Mobile Northeast LLC	12050 Baltimore Ave, Beltsville, MD 20705	Applicant
	LSA of Loudoun Co	21415 Cardinal Glen Cir, Sterling, VA 20164	Owner
	Gina Rapisarda	500 E. Pratt St.	Attorney
	J. Saul Fung	Baltimore, MD 21202	

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

(Corp) SPIRITUAL ASSEMBLY OF THE BAHAI'S OF Loudoun CO. 2415 CARDINAL GLEN Circle  
STEELING VA 20164

### Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

SHAREHOLDER NAME (First, M.I., Last)	SHAREHOLDER NAME (First, M.I., Last)

### Names of Officers and Directors:

NAME (First, M.I., Last)	Title (e.g. President, Treasurer)
DEIKIM HASHEMI	CHAIR
MICHAEL N. ISADI	SECRETARY
ESFANDIAR AGHDASSI	TREASURER
PAUL AKHAVAN	V-CHAIR
NEDA HAQIGHI	DIRECTOR

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

Attachment to Paragraph C-2

**Spiritual Assembly of the Bahá'ís of Loudoun County, a Virginia Corp.**

**Names of Officers and Directors, Continued:**

Bradley Hough- Director

Habib Barazandehkar- Director

Hediyeg Godfrey- Director

Charles Godfrey- Director

### 3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

**Partnership name and address:** (complete name, street address, city, state, zip)

☒ (check if applicable) The above-listed partnership has no limited partners.

**Names and titles of the Partners:**

<i>NAME</i> (First, M.I., Last)	<i>Title</i> (e.g. General Partner, Limited Partner, etc)

Check if applicable:

☐ Additional Partnership information attached. See Attachment to Paragraph C-3.

#### 4. ADDITIONAL INFORMATION

a. One of the following options must be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state).**

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(b).

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state).**

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(c).



## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

   T-Mobile Northeast, LLC, 12050 Baltimore Ave., Beltsville, MD 20705

### Description of Corporation:

  x   There are 100 or fewer shareholders and all shareholders are listed below.

       There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

       There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

       There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
T-Mobile USA Inc.	

### Names of Officers and Directors:

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:

  x   There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

   T-Mobile Northeast, LLC, 12050 Baltimore Ave., Beltsville, MD 20705

### Description of Corporation:

  x   There are 100 or fewer shareholders and all shareholders are listed below.

       There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

       There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

       There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
T-Mobile USA Inc.	

### Names of Officers and Directors:

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:

  x   There is additional Corporation Information. See Attachment to Paragraph C-2.



**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)  
T-Mobile USA, Inc, 12920 SE 38<sup>th</sup> Street, Bellevue, WA 98006

**Description of Corporation:**

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
T-Mobile Global Holding GmbH	

**Names of Officers and Directors:**

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

T-Mobile Global Holding GmbH, Kennedyallee 1-5, 53175 Bonn, Germany

### Description of Corporation:

x There are 100 or fewer shareholders and all shareholders are listed below.

There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
T-Mobile Global Zwischenholding GmbH	

### Names of Officers and Directors:

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:

x There is additional Corporation Information. See Attachment to Paragraph C-2.



## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)  
T-Mobile Global Zwischenholding GmbH, Friedrich-Ebert-Allee 140, D-53111 Bonn, Germany

### Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
Deutsche Telecom AG	

### Names of Officers and Directors:

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)  
\_\_\_\_ Deutsche Telecom AG, Friedrich-Ebert-Allee 140, D-53111 Bonn Germany

### Description of Corporation:

\_\_\_\_ There are 100 or fewer shareholders and all shareholders are listed below.

☒ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

\_\_\_\_ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

\_\_\_\_ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
Federal Republic of Germany	
c/o the Federal Ministry of Finance	
Kreditanstalt fuer Wiederaufbau	

### Names of Officers and Directors:

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.



## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)  
Federal Republic of Germany, c/o the Federal Ministry of Finance, Wilhelmstr 97, 10117 Berlin, Germany, PA: PO Box 272, 10117 Berlin, Germany

### Description of Corporation:

☐ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
Government of Germany, there are no shareholders	

### Names of Officers and Directors:

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

#### 4. ADDITIONAL INFORMATION

a. One of the following options **must** be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state).**

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(b).

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state).**

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(c).



**LOUDOUN COUNTY**  
**DISCLOSURES OF REAL PARTIES IN INTEREST**  
**AND LAND USE PROCEEDINGS**

ATTACHMENT TO PARAGRAPH C3 (in re. Partnership/Law Firm representing Applicant)

Saul Ewing LLP, Law Firm (as identified above)

Candice Toll Aaron	Partner
Anessa Abrams	Partner
Henry R. Abrams	Partner
Raymond D Agran	Partner
Stephen S. Aichele	Partner
David S. Antzis	Partner
Bruce D. Armon	Partner
George Asimos	Partner
Edward J. Baines	Partner
Paul W. Baskowsky	Partner
Gregory S. Bernabeo	Partner
M. Paige Berry	Partner
Gabriel L.I. Bevilacqua	Partner
George W Bodenger	Partner
Dan S. Brandenburg	Partner
Dennis J. Brennan	Partner
Eric L. Brossman	Partner
Joel R. Burcat	Partner
Michael S. Burg	Partner
Timothy W. Callahan	Partner
Robert W. Cannon	Partner
Timothy J. Carson	Partner
Daniel R. Chermers	Partner
Marc A. Citron	Partner
Michael F. Consedine	Partner
Harriet E. Cooperman	Partner
Joan Marie Corcoran	Partner
J. Joseph Curran	Partner
Gregory J. Davis	Partner
Cathleen M. Devlin	Partner
Tanya Dobash Berlage	Partner
Martin J. Doyle	Partner
Stephen J. Driscoll	Partner
Robert Lewis Duston	Partner
Kurt L. Ehresman	Partner
Gary B. Eldelman	Partner
Carl B. Everett	Partner
Michael A. Finio	Partner

Russell J. Fishkind	Partner
Sherry H. Flax	Partner
Anthony P. Forte	Partner
Constance B. Foster	Partner
Spencer W. Franck	Partner
Richard T. Frazier	Partner
L. Oliver Frey	Partner
Timothy A. Frey	Partner
John J. Gallagher	Partner
William S. Gee	Partner
Jeffrey H. Gelman	Partner
Stephen B. Genzer	Partner
John J. Ghingher	Partner
Robert C. Gill	Partner
Steven D. Goldberg	Partner
James E. Goodrich	Partner
Pamela S. Goodwin	Partner
Robert M. Greenbaum	Partner
Patricia A. Gritzan	Partner
Mark I. Gruhin	Partner
Lois S. Hagarty	Partner
Christopher Robinson Hall	Partner
Jeffrey C. Hampton	Partner
Richard W. Hayden	Partner
Paul M. Heylman	Partner
Linda G. Hill	Partner
Wendell F. Holland	Partner
Joel C. Hopkins	Partner
Paul M. Hummer	Partner
Adam H. Isenberg	Partner
Katayun I. Jaffari	Partner
Thomas J. Jennings	Partner
John J. Jerome	Partner
Orlan M. Johnson	Partner
Robert J. Jones	Partner
Konstantina M. Katcheves	Partner
Laura L. Katz	Partner
James A. Keller	Partner
James F. Kilcur	Partner
Richard J. King	Partner
Amy S. Kline	Partner
Daniel H. Krapf	Partner
Sandra W. Kugler	Partner
Joyce A. Kuhns	Partner
Stanley J. Kull	Partner
Maurice D. Lee	Partner
Barry F. Levin	Partner



Edward R Levin	Partner
Mark C. Levy	Partner
Gary L Lieber	Partner
Andrea A. Lipuma	Partner
Charles M Lizza	Partner
Robert H. Louis	Partner
Randall M. Lutz	Partner
George T. Magnatta	Partner
Howard R. Majev	Partner
John F. Meigs	Partner
H. Nathaniel Metz	Partner
Howard B. Miller	Partner
Mark Minuti	Partner
David R. Moffitt	Partner
Joseph C. Monahan	Partner
Charles O. Monk	Partner
Christopher J. Murphy	Partner
Theodore Naccarella	Partner
George Francis Nagle	Partner
Robert C. Nagle	Partner
Eileen D. O'Brien	Partner
Joseph F. O'Dea	Partner
Patrick G. Oakes	Partner
Eric G. Orlinsky	Partner
Karen Lynn Palestini	Partner
Scott D. Patterson	Partner
Marshall B. Paul	Partner
Jennifer K. Peterson	Partner
Steven Joseph Picco	Partner
John P. Pierce	Partner
Christopher J. Pippett	Partner
Henry A Platt	Partner
George E. Rahn	Partner
John B. Reiss	Partner
Francis X. Riley	Partner
James G. Rosenberg	Partner
Jeremy W. Ryan	Partner
Sheldon S. Satsky	Partner
Thomas S. Schaufelberger	Partner
William E. Scholtes	Partner
Pamela J. Scott	Partner
Harry D. Shapiro	Partner
Ira M Shepard	Partner
Mark D. Simpson	Partner
Howard G. Slavit	Partner
John C. Snyder	Partner
Deborah L. Spranger	Partner
Jason M. St John	Partner

Wendie C. Stabler	Partner
John F. Stoviak	Partner
Frederick D. Strober	Partner
Catherine E. Walters	Partner
William W. Warren	Partner
Elizabeth U. Witmer	Partner
F. Michael Wysocki	Partner
Craig F. Zappetti	Partner



#### 4. ADDITIONAL INFORMATION

a. One of the following options must be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state).**

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(b).

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state).**

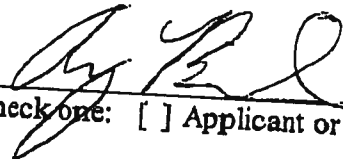
Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(c).

#### D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

  
check one: ☐ Applicant or ☒ Applicant's Authorized Agent

Amy S. Bird T-Mobile Agent  
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 20<sup>th</sup> day of January, 2009, in  
the State/Commonwealth of Maryland, in the County/City of Prince George

My Commission Expires: 6/6/2011

  
Notary Public